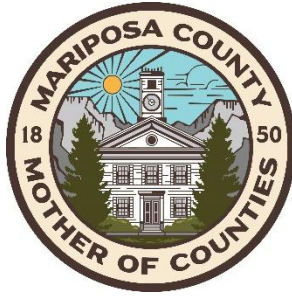


# Mariposa County

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February 27, 2026

## Notice of Public Hearings and Notice of Intent to Adopt a Negative Declaration

**Project name and number:** General Plan Amendment No. 2024-113; Midpines Community Plan  
**Project Proponent:** Mariposa County

### PROJECT DESCRIPTION SUMMARY:

Mariposa County is considering adoption of the Midpines Community Plan. The Plan would become part of the Mariposa County General Plan. Therefore the project is being processed as a general plan amendment (General Plan Amendment No. 2024-113).

### Summary of the Midpines Community Plan

Midpines is one of 17 geographical areas in Mariposa County that the Mariposa County General Plan describes as Planning Areas. Plan development for each Planning Area is consistent with the format of the General Plan and each plan is considered a mini general plan that governs the specific Plan Area. The boundaries of the Midpines Community Plan area encompass approximately 22.7 square miles (14,544 acres).

The Midpines Community Plan is a policy document. The document lays the groundwork for the establishment of zoning standards that will implement the policies and standards of the Plan and will specifically guide development within the Planning Area boundaries. The Plan reflects the community's vision relating to how the area is to be developed. No specific development is proposed as part of the Plan adoption process.

The Midpines area is the last large area of private land between Mariposa and the Park, which makes it conducive to receive future growth pressure for both tourist and residential facilities. Section 2 – *Issues Important to Midpines Citizens* in the proposed Midpines Community Plan states: “*The Midpines Community wishes to balance this potential growth with the desire of the community to remain a rural community and protect its natural beauty, historical character, and the integrity of its watersheds, forest and riparian habitats, all the while, responding to the fire adapted landscape/ecosystems within which the Midpines community exists.*”

Section 2.1 – *Issues of Importance* states: “*Through the public engagement process and work of adhoc committees, the Midpines Planning Advisory Committee has identified the following issues, which serve as the basis of the Midpines Community Plan. These issues are addressed through the goals, policies, and implementation measures of the Midpines Community Plan.*

- *Maintain rural character;*
- *Promote fire safety;*

- *Provide for commercial development at an appropriate scale;*
- *Provide areas for growing home-based business and rural home industries; and*
- *Ensure commercial development is compatible with existing character.*

The Community Plan establishes six land use classifications within the plan area boundaries. They are as follows:

- Midpines Residential
- Midpines Rural Economic
- Planned Development Area
- Agriculture/Working Landscape
- Natural Resources; and
- Public Sites

The Plan establishes a purpose and standards for each classification. Standards address extent of uses; consistent zoning classifications; population density standards; building intensity standards; and criteria for inclusion in the land use classification. (The standards for the Agriculture/Working Landscape and Natural Resources land use classifications are those that are included in the General Plan. Standards within other classifications mirror those for similarly named classifications in the General Plan. However, the standards are tailored to fit the community of Midpines.) Many of the consistent zoning districts for the Plan's land use classifications are similar to zones listed as consistent with countywide land use classifications in the General Plan.

This matter requires a public hearing and on **Friday, March 20, 2026**, the Mariposa County Planning Commission will consider **General Plan Amendment No. 2024-113**.

**Hearing Time:** 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, March 20, 2026** will be available from this office one week prior to the hearing.

**Hearing Location:** Mariposa County Government Center (upper floor)  
5100 Bullion Street, Mariposa California

**Action:** The Planning Commission will consider the adoption of a resolution recommending that the Board of Supervisors adopt a resolution adopting a Negative Declaration for the project and approving General Plan Amendment No. 2024-113; Midpines Community Plan.

You are receiving this notice as required by State law and County code because (1) you own property within the Midpines Community Plan boundary or within 600 feet of the boundary; (2) you have previously asked us to inform you about projects associated with this property, or (3) you are an affected/reviewing state, local or federal agency.

### **Environmental Review**

The Midpines Community Plan is self-mitigating from the perspective of potential environmental impacts resulting from Plan implementation. The standards for each land use classification and the goals, policies, and implementation measures address maintenance of rural densities; parcel sizes for commercial and institutional uses that maintain rural character; implementation of existing Scenic Highway Overlay standards throughout the community; the integration of transportation and land use decisions to achieve the community's managed growth objectives; the minimization of impacts and/or improvements to air quality;

controlling and minimizing noise impacts within the Plan area; and the provision of adequate fire safety measures to protect residents within the Plan area.

Based on the initial Study prepared for the project in accordance with the California Environmental Quality Act, the project would have a less than significant effect on the environment. The County of Mariposa intends to adopt a Negative Declaration for the project. Written comments on the Initial Study/proposed Negative Declaration will be accepted during the public review period and may be submitted to [planningdept@mariposacounty.gov](mailto:planningdept@mariposacounty.gov), by mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to the Planning Department at 5100 Bullion Street, Mariposa, CA 95338. Public review of the Initial Study/proposed Negative Declaration will commence on March 6, 2026 and will continue until 5:00 p.m. on April 6, 2026. Those wishing to comment specifically on the Initial Study/proposed Negative Declaration must do so before 5:00 p.m. on April 6, 2026.

The draft Midpines Community Plan contains maps and diagrams of the Plan area. The Plan (Midpines Community Plan) and the Initial Study/proposed Negative Declaration will be available at the following link on March 6, 2026:

<https://www.mariposacounty.org/1288/Midpines-Community-Plan>

Project information can also be obtained by contacting the Mariposa County Planning Department at (209) 966-5151 or at the Planning office located at 5100 Bullion Street (lower floor), Mariposa, CA:

Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. Comments can be submitted to the Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email at [planningdept@mariposacounty.gov](mailto:planningdept@mariposacounty.gov). Comments received prior to March 11, 2026 will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing.

The Board of Supervisors will take final action on the project.

The Board will hold a public hearing on the project. On **Tuesday, April 21, 2026**, the Mariposa County Board of Supervisors will consider **General Plan Amendment No. 2024-113**.

**Hearing Time:** 2:00 p.m. or as soon thereafter as possible.

**Hearing Location:** Mariposa County Government Center (upper floor)  
5100 Bullion Street, Mariposa California

At the hearing, the Board of Supervisors will consider the adoption of a resolution adopting a Negative Declaration for the project and approving General Plan Amendment No. 2024-113; Midpines Community Plan with findings.

Written comments on the project for Board consideration may be submitted during the public review period up to, and including, the public portion of the public hearing time. Comments can be submitted to the Mariposa County Planning Department, by mail to PO Box 2039, Mariposa, CA 95338 or hand delivery to 5100 Bullion Street, Mariposa, CA 95338 or by email at [planningdept@mariposacounty.gov](mailto:planningdept@mariposacounty.gov). Comments received prior to April 12, 2026 will be included in the staff report. Comments received after that date will be copied

and given to the Board prior to the hearing. The Board staff report for the project will be available three days prior to the hearing.

Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice if those issues are to be used for the basis of a future court challenge. If you challenge the final action of the Board of Supervisors on this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, the Board of Supervisors public hearing, or in written correspondence delivered to the Planning Commission or Board of Supervisors at, or prior to, the public hearings.

For further information, contact Skip Strathearn, Senior Planner, at (209) 966-5151 or by email at [sstrathearn@mariposacounty.org](mailto:sstrathearn@mariposacounty.org).

**Attachments:**

Map of Midpines Community Plan Area Boundary

Posting Locations:

Posted: February 27, 2026

Posting Locations: Mariposa County Clerk's Office  
Mariposa County Courthouse  
Mariposa County Planning Department  
Midpines Post Office (mailed on February 27, 2026)  
[www.mariposacounty.org/planning](http://www.mariposacounty.org/planning)

Please leave posted until 5pm April 21, 2026

### Map of Midpines Community Plan Area Boundary

